

PROJECT CONCEPT

The Concept of the project is to build a Class "A" market rate apartment community that provides a range of living opportunities for seniors and the area work force. On this special site we will be able to provide a project that maximizes the views of the natural vistas nature has provided and to encourage use of outdoor spaces. This is accomplished by the location of the buildings along the south property line maximizing views from the living spaces to the canyon south of the property. Additionally, we are providing warm and inviting exterior spaces spread out as amenity spaces for residents to enjoy. The site will include the alignment for a potential future trail by Los Alamos County; a meandering walking trail through the site connecting to adjacent off-site walks and trails.

The use of the site as a multi-family development is in direct response to the Los Alamos County's Comprehensive Plan, The Strategic Leadership Plan and The Housing Fact Sheets showing that there is a demand for additional housing in the area. The project fulfills the Council's priority of increasing the housing stock of Los Alamos.

If awarded the project, we are looking forward to advancing the Project as soon as possible. A project schedule has been provided through to completion of construction. We expect the first units to be made available approximately eight (8) months after the start of construction, and the entire project will be completed within seventeen (17) months from the start of construction. With the assistance of the County, the schedule may be able to be shortened.

The site plan and sketches included are a conceptual representation of the type of product our design team envisions for the site. The design embraces the vibrant residential community that will reflect the atmosphere in Los Alamos.

The site design integrates connectivity to Downtown and the surrounding areas with the use of integrated pedestrian ways and trails. As noted for enhanced open space and trail in the Comprehensive Plan, the proposed design will have open spaces throughout the site and the walking trail along the rim of the South property edge, overlooking the canyon. The architectural design will be a subtle contemporary style with natural color tones of the Los Alamos landscape. The buildings will incorporate energy efficient building standards.

The garden style complex will include 2, 3 and 4 story buildings with a choice of parking areas inclusive of surface parking, assigned covered parking and private garages. Our design incorporates elevators to accommodate people with special needs. The 149 state of art units will include upgraded finishes throughout with beautiful quartz or granite countertops and energy star appliances. The variety of units range from studio, one, two and three-bedroom with spacious living spaces and large, private balconies allowing for breathtaking views.

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The main clubhouse will host the leasing offices, a relaxing lounge, pool tables, a kitchen dining area exclusive for the residents use and a 24-hour fitness gym. Outdoor amenity areas will be beautifully landscaped with open air eating spaces, gas BBQ's, outdoor fireplaces with conversation seating, and sensational views.

We are excited for the possibility to work with the Los Alamos County to develop a design that will meet the needs of the community.





SH Acquisition LLC

THE HILL RESIDENTIAL